

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 00-187

Approving selection of the Existing Hillsdale Library Site for Construction of a New Hillsdale Branch Library

The Multnomah County Board of Commissioners Finds:

- a) The existing library site is a recommended site in the Hillsdale Town Center Plan adopted by the City of Portland in October of 1997 for construction of a new Hillsdale Branch Library.
- b) The existing library site supports the City's transportation planning rules without variance. It is visible and directly accessible by automobile, bus, and pedestrians from public streets. Parking will be provided beneath structure, providing a secondary benefit of shielding facility parking.
- c) The cost of providing a new library constructed on the existing library site is estimated to be \$1,631,218 less than the Hillsdale Center alternative over a projected 30-year life of the library facility. The estimated costs are based upon best information available at the time site assessment was conducted and is not based upon final negotiated costs for purchasing and leasing property for the Hillsdale Center site.
- d) The construction of the new library at the existing library site will insure that construction is not contingent upon the uncertainty of negotiations and approvals of various property owners, tenants, and developers associated with the Hillsdale Center site.
- e) That community opposition of proposed commercial development at the Hillsdale Center site may result in delaying conditional use approval for property currently zoned single family residential and cause further delays to this project.
- f) After holding numerous meetings with representatives of the community and Hillsdale Library patrons, timely completion of the library construction project is the preference of the community.
- g) That the absence of a development master plan provided by the property developer of the Hillsdale Center site inhibits Multnomah County assessment of proposed development impact on the new library.
- h) That while it is the goal of the Multnomah County Board of Commissioners to achieve the maximum benefit to the community for capital construction projects and to stimulate community development whenever possible, it can not compromise the primary intent of providing a quality library in the Hillsdale community by participation in development of the Hillsdale Center site with the information currently available.

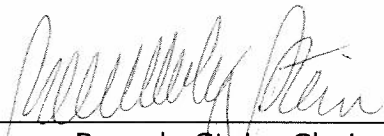
The Multnomah County Board of Commissioners Resolves:

- a) A new Hillsdale Branch Library shall be constructed on the existing Hillsdale Library site.
- b) The selection of the existing Hillsdale Library site as the location for the new Hillsdale Branch Library is based upon a lower estimated project cost, a shorter project completion schedule, and a more defined scope of work.
- c) Pursuant to the recommendation of the Library Department and the Facilities and Property Management Division, selection of the existing library site for the construction of the new library facility will provide Multnomah County greater control of project uncertainty and related costs.

ADOPTED this 9th day of November, 2000.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON



Beverly Stein, Chair

REVIEWED:

THOMAS SPONSLER, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
John Thomas, Assistant County Attorney